

## ARTICLE IV

**Section 1.** Any new structure or extension of existing structure intended for any use shall be set back from the street property line at least fifty (50) feet. In the case of multiple family dwelling structures, the set back shall be increased by an additional five (5) feet per family dwelling unit. ie: (50 plus (5 multiplied by the number of family units)). And that any such structure shall be set back from the side and rear lot lines by at least thirty (30) feet except in the case of multiple family dwelling structures, this set back shall be increased by an additional ten (10) feet per family dwelling unit, ie: (thirty (30) plus ten (10) multiplied by the number of family units). (***See also Article IX Section F-4***)

**Section 2.** Every building lot shall have a minimum contiguous lot frontage on Federal, State and Town highways of two hundred (200) feet provided that where lots are located on exterior side of a curving street the minimum road frontage shall be no less than one hundred (100) contiguous feet, provided that the average width of the lot measured across its center shall be two hundred (200) feet. Building lots on which multiple family dwellings are located shall have an additional frontage of twenty (20) feet per family unit when less than five (5) family units and forty (40) feet per family unit when five (5) or more family units are considered. ie: (two hundred (200) plus twenty (20) multiplied by the number of family units) or (two hundred (200) plus forty (40) multiplied by the number of family units). No lot line shall be less than one hundred (100) feet and each lot shall have no less than four (4) lot lines.

**Section 3.** No lot shall be less than two (2) acres in area except that lots on which multiple family dwellings are located shall be increased by twelve thousand (12,000) square feet per family dwelling unit when less than five (5) units and by twenty thousand (20,000) square feet per family unit when five (5) or more family units, ie: two (2) Acres plus twelve thousand (12,000) multiplied by the number of family units or two (2) Acres plus twenty thousand (20,000) multiplied by the number of family units. No lot shall have more than one (1) occupied dwelling thereon. (***See also Article XI Sections E-1 and F***)

**Section 4.** This section removed March 8, 2005.

**Section 5.** The maximum percentage of each building lot which may be occupied by buildings, off street parking areas, driveways, septic systems and associated leaching fields shall be thirty (30%) percent.

**Section 6.** At least one (1) acre of contiguous land of every lot, laid out for residential use (after the adoption of this amendment) shall be buildable land with soils dry enough to permit for installation (and use of facilities for disposal) of sanitary waste(s) disposal facilities and shall not have slopes exceeding twenty percent (20%). Wetlands as described in this zoning ordinance are excluded as buildable land. To facilitate determination of the existence of sufficient buildable land, reference should be made to USDA soils maps where indications are given of soil types, ledge conditions, slopes,

(Height of) water table, and permeability of soils or by individual lot testing (of area in question). (***See also Article IX Section F***)

**Section 7.** During excavation of test pits and/or percolation tests there will be a certified soil scientist or other approved official present that will certify all results with his seal and/or signature.

**Section 8.** All sanitary disposal systems (septic tanks, Leach fields, etc.) shall have no portion within thirty (30) feet of any lot line, or within one hundred (100) feet of any wetland or water supply. (***See also Article IX Sections F-1- F-4 and Article XI E-6***)

**Section 9.** Any lot existing at the effective date of this ordinance, lawfully created by deed or recorded plan at the Rockingham County Registry of Deeds, shall be exempt from the lot size, frontage and structure setback standards of this ordinance; provided that each such lot and structure thereon shall comply with the lot size, frontage and structure setback standards in effect at the time of the creation of the lot. Each such lot and structure shall comply with all other provisions of this ordinance.

Provided further that lots existing prior to March 5, 1974 shall be exempt from Article IV, Section 8 provided that they meet the specifications of the State of New Hampshire Water Supply and Pollution Control Commission for installation of water supply and septic systems.

**Section 10.** All multi-family dwelling units, which are defined as any structures containing more than two (2) dwelling units, whether or not such development includes a subdivision or re-subdivision of the site shall require review and approval for site plans for the development or change or expansion of use of tracts by the Planning Board. The Town Clerk or other appropriate recording official shall file with the register of deeds, a certificate of notice showing that the Planning Board has been so authorized, giving the date of such authorization. (***See also Article V Section 9***)